

CITY OF ALVARADO
County of Johnson
State of Texas
03/13/2025
City Council Minutes

The City Council of the City of Alvarado met in Special Called Session on Thursday, March 13, 2025, at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Carrie Keeton	Council Ward 1	X		
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3		X	
Kevin Thomas	Council Ward 3	X		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Laura Cox	Chief Financial Officer
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Development Director
Hillary Cromer	Economic Development Director
John Rodgers	Fire Chief
Teddy May	Police Chief
Mike Dwiggins	Public Works Director
Gus Chavarria	City Engineer

Mayor Jacob Wheat called the meeting to order at 6:35 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Jameye Jones: Upcoming Events – Saturday, March 15, 11:00 a.m. to 2:00 p.m. is the Monarch Spring Fling at Parkway Park. Saturday, March 29, 10:00 a.m. to 4:00 p.m. Tribe Nation Booster Club fundraiser at the downtown square.

COUNCIL COMMENTS:

None.

CONSENT AGENDA:

1. Consideration and action to approve minutes from the 02/17/2025 Regular City Council Meeting.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the consent agenda.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

REGULAR BUSINESS:

2. Public Improvement District (PID) bond workshop.

Kacie Byrd, a McCall, Parkhurst & Horton representative, provided an overview of Public Improvement Districts (PIDs). Mayor Pro-tem Lydia Moon asked several questions regarding PIDs, including how homebuyers are informed about purchasing into a PID, what happens if the project fails, who is responsible in that case, whether PID Bonds can be used for amenities, and whether the bonds cover all phases of the development or if they are divided per phase. Kacie explained that homebuyers receive this information in the documents related to the home purchase. If the project fails, the developer is held responsible. Amenities, usually in the form of trails and parks, can be included. Typically, all phases are covered by the bond, but this can be negotiated. Council member Carrie Keeton asked when a developer can request a PID and if it is possible to request one after construction has begun. Kacie confirmed that developers can request a PID at any time and added that some PIDs are created solely for maintenance purposes, without bonds.

A copy of the presentation will be sent to the council following the meeting.

No action taken.

3. Consideration and action to accept the Alternate Bid "C" from Day Services, LLC, awarding them a contract in the alternate bid amount of \$3,625,299.25 for the construction of the Davis Street Sanitary Sewer project.

The City Engineer addressed council regarding the Davis Street sanitary sewer line project awarded to Day Services, LLC, at the February 4, 2025, City Council meeting for an amount not to exceed \$3,458,878 for a 30-inch pipe, with an alternative bid of \$3,625,299 for a 36-inch pipe, which is a \$166,299 increase. The alternative bid increases the sewer line size from 30 to 36 inches, increasing the capacity and the number of lots we can serve from 938 to 4,977. Staff recommends approving Alternate Bid "C".

Motion was made by Lydia Moon and seconded by Cherry Bryant to accept the Alternate Bid "C" from Day Services, LLC, awarding them a contract in the alternate bid amount of \$3,625,299.25 for the construction of the Davis Street Sanitary Sewer project.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

4. Consideration, discussion and possible action on appointing ten stakeholders to be interviewed for the Comprehensive Plan in the Resilient Communities Program grant project.

The professional service agreement with LJA for the RCP grant project was executed on January 10, 2025. Under the agreement, LJA is to interview up to ten stakeholders, appointed by the City Council, as part of the planning process to create the new comprehensive plan for the City of Alvarado.

5. Consideration, discussion and possible action on appointing members to the Plan Advisory Committee (PAC) for the Comprehensive Plan in the Resilient Communities Program grant project.

The professional service agreement with LJA for the RCP grant project was executed on January 10, 2025. Under this agreement, LJA will meet with obtain insight from the PAC, appointed by the City Council, as part of the planning process to create the new comprehensive plan for the City of Alvarado.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve items #4 and #5, appointing Chris Magee, Johnny Wohlgemuth, Patty Beckham, Tom Bergami, Shabana Mallick, Lisa Deese, Ashley Speaker, Jacob Ponce, Summer Turner, Greg LaFountain to be interviewed as stakeholders and also appointing Marty Douglas, Isreal Stephens, Josh Rendon, Tom Durlington, Jameye Jones, Calvin Jenkins, Donna Evans, Stephanie Cole, Randy Hassey, Pam Jones, Olivia DiGiovanni, and Sean McGowen as members to the Plan Advisory Committee (PAC) and appointed for the Comprehensive Plan in the Resilient Communities Program grant project.

This motion supported 5 votes in approval and 0 votes opposed. Motion carried.

6. Discuss and identify possible venues for the Community Forum of the Comprehensive Plan in the Resilient Communities Program grant project.

The professional service agreement with LJA for the RCP grant project was executed on January 10, 2025. Under this agreement, LJA will conduct a Community Forum as part of the planning process to create the new comprehensive plan for the City of Alvarado.

No action taken. This item will be moved to the March 17th City Council Meeting so that council members can confirm the availability of possible forum locations prior to selection.

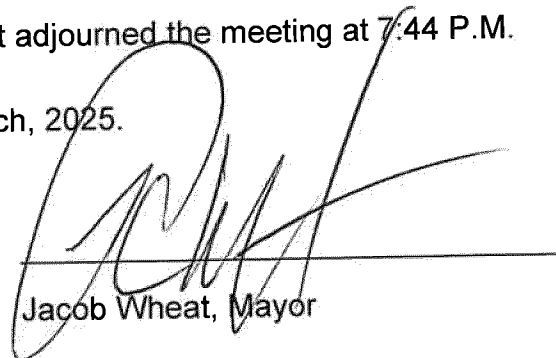
7. First public reading of Resolution No. R2025-0008 regarding a Food Truck Incubator Program and guidelines.

The EDC approved the Food Truck Incubator Program on March 10, 2025. A Public Hearing was held on March 13, 2025, and this City Council meeting serves as the first reading of the resolution. The second reading and consideration for approval will be held at the March 17, 2025 City Council meeting. The initiative allows aspiring food entrepreneurs to test and develop their business concepts without the high upfront costs of purchasing a food truck. The program supports the EDC's goals of small business growth, economic development, and community engagement while enhancing Alvarado's local dining scene. The Economic Developer presented. The City Secretary read Resolution No. R2025-0008.

No action taken.

There being no further business, Mayor Wheat adjourned the meeting at 7:44 P.M.

Passed and approved this the 17th day of March, 2025.



Jacob Wheat, Mayor

Respectfully Submitted,



Beth A. Walls, City Secretary/HRD